

S-34-2008
E-Center Retail Subdivision – Lot 2 Amended
3100 South Decker Lake Drive
M Zone
4 Lots
5 Acres

BACKGROUND

Mark Green, is requesting an amendment of lot 2 in the E-Center Retail Subdivision. The request will also entail preliminary and final plat approval for the amended plat. The subject property is located north of 3100 South at Decker Lake Drive.

ISSUES:

The E-Center Retail Subdivision was recorded with the Salt Lake County Recorder's Office in May 2008. The original subdivision plat consisted of 2 lots on 14.5 acres. The proposed application will amend lot 2 to create lots 2A-2D. A flag lot is being proposed to resolve concerns expressed by Granger Hunter Improvement District.

The amended plat will provide a means for the applicant to sell each lot to create a small retail and/or commercial center. It is anticipated that these lots will accommodate uses that will accentuate the hotel, transit oriented development and entertainment uses in this part of the City. The Planning Commission has already reviewed and approved the Holiday Inn Express as well as the Edge at Decker Lake, both presently under construction.

The subdivision is located in the commercial overlay zone. All uses in this zone are considered conditional and will therefore be reviewed by the Planning Commission.

Access to the subdivision will be gained from both Decker Lake Drive and 3100 South. Access in and through the various lots will be achieved by interior driveways. As development occurs, cross access easements will need to be recorded preserving these access points. Parcel A, which is located to the north, will be used for access and parking. During the review of the original plat, it was determined that access through Parcel A was acceptable, but that parking would be limited for E-Center overflow.

In addition to access easements, drainage easements will also exist to accommodate storm water. The developer will need to coordinate these with the City Engineering Division. A substantial storm drain system has been installed along the west boundary of lot 2. The applicant will coordinate storm drain needs as future development happens.

During the review process for the first phase, a parcel adjacent to Decker Lake Drive was created. The purpose for this parcel was to help preserve the necessary right-of-way for light rail. The applicants will negotiate the acquisition of this parcel as light rail development continues to move forward.

Over the years extensive fill material has been brought to this site. The developer will need to provide a grading plan for each of the future uses. In addition, a soils report will need to be provided for review by the City Engineering and Building Divisions.

As each of the proposed lots develop, additional reviews will be necessary. Therefore, it is not necessary that the review of the subdivision plat be all inclusive. The subdivision plat will contain easements and other information applicable to the division of property, but will not address site design issues typically found in commercial developments.

STAFF ALTERNATIVES:

1. Approve the E-Center Amended Subdivision subject to a resolution of staff concerns noted in the analysis.
2. Continue the application for reasons determined in the Planning Commission meeting.

Applicant:
Mark Green
11077 Susan Dr.
Sandy, UT 84092

Applicant:
Paul Jensen

Discussion: The applicant, Mark Green, explained that the purpose for this amendment is primarily to help attract tenants to the development. He added that the hotels are under construction in the other section of the project. Harold Woodruff commented that the original plan showed commercial development. Brent Fuller agreed and stated that it was the original intent to ensure the entire site was congruent and each portion was planned out with the other.

By approving this amendment, he explained, there is a possibility to sell out the four separate parcels to four separate buyers. Mr. Green stated that the decision to sell hasn't been made yet and this amendment will also help for financing. He added that his company wants to keep different options open to them. Paul Jensen stated that each lot may be developed independently and separate uses will likely be utilized at each location. This requires a legal agreement for the separate lots.

He added that the development is tied together by CC&R's and a common agreement among potential buyers. Commissioner Fuller stated that his concern is that separate property owners often want to develop their land the way they want rather than coordinate with their neighbors to create a positive group of buildings. Mr. Jensen replied that the property will still be subject to the overlays on the main subdivision and if the decision is made to sell the properties, the potential buyers will need to conform to the original goals for the area.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Mills moved for approval

Commissioner Fuller seconded the motion.

Roll call vote:

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| Commissioner Conder | Yes |
| Commissioner Fuller | Yes |
| Commissioner Jones | Yes |
| Commissioner Mills | Yes |
| Chairman Woodruff | Yes |

Unanimous - S-34-2008– Approved